

## OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA Revenue Branch, Collectorate Bldg., Panaji – Goa – 403001.

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No. CCPER07-22-133/222

Date: 20 /01 /2023

Read: 1) Application dated 18/02/2022 of Deepti Bhagwan Gad and Coastal Goa Realtors LLP, r/o. Hno 1570 Grand Chivar, Vagator, North Goa 403512.

 The Zoning Certificate No. 23/ZI/TCP/PER/330/2022/192 dated 16/02/2022 of the Dy. Town Planner, Town and Country Planning Department, Pernem Goa

- 3) Report No. 5/CNV/BAR-1012/DCFN/TECH/2022-23/1286 dated 10/01/2023 of the Dy Conservator of Forests, North Goa Division, Ponda.
- 4) Report vide no. MAM/PER/AK/CNV/2022/77 dated 06/01/2023 of the Mamlatdar of Pernem Taluka.

5) Report No. 8/CNV/PER/01/2023/43 dated 12/01/2023 of the Inspector of Survey & Land Records, Pernem, Goa

## SANAD SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment ) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as the said code which expression shall, where the context so admits include the rules and orders thereunder) DEEPTI BHAGWAN GAD AND COASTAL GOA REALTORS LLP THROUGH AUTHORIZED SIGNATORY MR.AMOL MARUTIRAO VADIYAR the occupants of the plot registered under SURVEY NO. 49/0 OF MORGIM VILLAGE of PERNEM TALUKA (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors administrators and assigns) for the permission to use the plot of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part SURVEY NO. 49/0 OF MORGIM VILLAGE of PERNEM TALUKA admeasuring 3887.00 Square Meters be the same a little more or less for the purpose of Residential Purpose with 60%F.A.R.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. Assessment – The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad

3. Use – The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land

5.Penalty clause – (a) If the applicant contravenes any of the foregoing conditions, the Collector may without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out recover the cost of carrying out the same from the applicant as arrears of land revenue

6. a)If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant

- c) The necessary road widening set-back is to be maintained before any development in the land
- d) Traditional access passing through the plot, if any, shall be maintained.
- e) No trees shall be cut except with prior permission of the competent authority

7. Code provisions applicable –Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
136.35 mtrs	50.30 mtrs	3887.00 Sq. mts.	Sy. No. 49/0	S.NO. 39/43,44,45,55	ROAD	S.NO. 48/0	NALLA	NIL

## Remarks:-

- The applicant has paid conversion fees of Rs.8, 58,400/-(Rupees Eight Lakh Fifty Eight Thousand Four Hundred Only) vide challan No. 202300044119 dated 17/01/2023.
- 2. The Development /construction in the plot shall be governed as per rules in force.
- 3. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any
- 4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
- 5. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
- 6 Traditional Access passing through the plot, if any shall be maintained.

In witness whereof the COLLECTOR OF NORTH GOA DISTRICT, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa DEEPTI BHAGWAN GAD AND COASTAL GOA REALTORS LLP THROUGH AUTHORIZED SIGNATORY MR.AMOL MARUTIRAO VADIYAR being the occupants of the plot registered SURVEY NO. 49/0 OF MORGIM VILLAGE of PERNEM TALUKA here also hereunto set their hands on this 19<sup>+h</sup> day of January, 2023.

(DEEPTI BHAGWAN GAD) (AMOL MARUTIRAO VADIYAR)
APPLICANT AUTHORIZED SIGNATORY
FOR COASTAL GOA REALTORS LLP

(MAMU HAGE, IAS)
COLLECTOR OF NORTH GOA

Signature and Designation of Witnesses

1 Linalda fernandes 2 2 LEGH LUTHER D'SILVA

Complete address of Witness

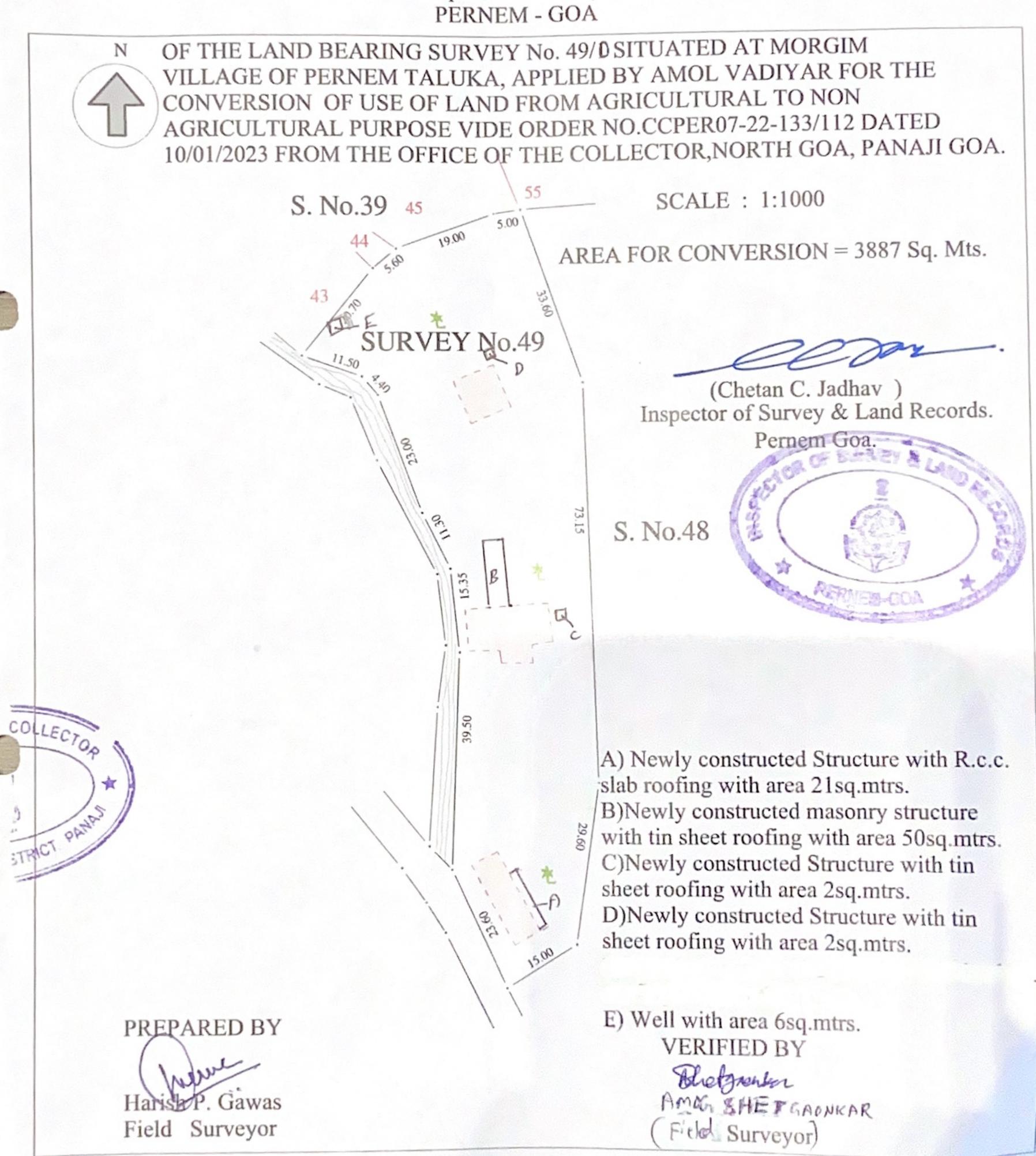
1 H. No 40 Menezes Bhatt Bardez North Goa. 2 H.No 49 B MADDO WADDO CALANGUTE GOA

We declare DEEPTI BHAGWAN GAD AND COASTAL GOA REALTORS LLP THROUGH AUTHORIZED SIGNATORY MR.AMOL MARUTIRAO VADIYAR who has signed this Sanad is, to our personal knowledge, the person he/she represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

To,

- 1. The Dy. Town Planner, Town and Country Planning Department Pernem Goa
- 2. The Mamlatdar of Pernem Taluka.
- The Inspector of Survey and Land Records, Pernem Goa
- 4. The Sarpanch, Village Panchayat Morgim, Pernem Goa

## GOVERNMENT OF GOA Directorate of Settlement and Land Records Office of Inspector of Survey and Land Records PERNEM - GOA



SURVEYED ON:12/01/2023

File No.: 8/CNV/PER/01/2023